

RESOLUTION NO. 2003-205

A RESOLUTION OF THE LODI CITY COUNCIL ESTABLISHING AN
AREA OF BENEFIT AND REIMBURSABLE COSTS FOR TIENDA
PLACE, UNIT NO. 1, TRACT NO. 3141 PUBLIC IMPROVEMENTS

WHEREAS, the Tienda Place, Unit No. 1, Subdivision is located south and west of the Woodbridge Irrigation District Canal, north of Kettleman Lane, and east of Lakeshore Drive; and

WHEREAS, the Developer, Tienda Partners, entered into an Improvement Agreement with the City of Lodi on November 21, 2001, which required the installation of certain public improvements on the west side of Lakeshore Drive, including the installation of asphalt concrete pavement, concrete curb and gutter, water, wastewater and storm drainage lines, and other miscellaneous and related improvements; and

WHEREAS, portions of the public improvements benefited the neighboring property at 1750 Tienda Drive (APN 031-040-041), as shown on Exhibit A; and

WHEREAS, in conformance with Lodi Municipal Code (LMC) Section 16.40, staff recommends that the City Council conduct a public hearing to establish an area of benefit and reimbursable costs to recover the costs for those improvements that benefit the neighboring property; namely, APN 031-040-041; and

WHEREAS, the reimbursable cost for the parcel is shown on Exhibit B attached hereto; and

WHEREAS, pursuant to LMC Section 16.40.50.A.3, the reimbursable amounts will be adjusted annually in January to include an amount attributable to interest. The annual adjustment will be based on the change in the Engineering News Record (ENR) 20 Cities Construction Cost Index from January 1 of the previous year. The beginning ENR index will be 6581.

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that:

- a) The City Council hereby establishes an area of benefit and reimbursable costs to recover the costs for those improvements that benefit the neighboring property; namely, APN 031-040-041. The reimbursable costs for the neighboring property are shown on Exhibit B attached and shall be collected at the time of development for each parcel; and
- b) Pursuant to LMC Section 16.40.50.A.3, the reimbursable amounts will be adjusted annually in January to include an amount attributable to interest. The annual adjustment will be based on the change in the Engineering News Record (ENR) 20 Cities Construction Cost Index from January 1 of the previous year. The beginning ENR index will be 6581.

Dated: November 5, 2003

I hereby certify that Resolution No. 2003-205 was passed and adopted by the Lodi City Council in a regular meeting held November 5, 2003, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Howard, Land, and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

A handwritten signature in black ink, appearing to read "Susan J. Blackston", with a stylized flourish at the end.

Susan J. Blackston
City Clerk



RA 03-02

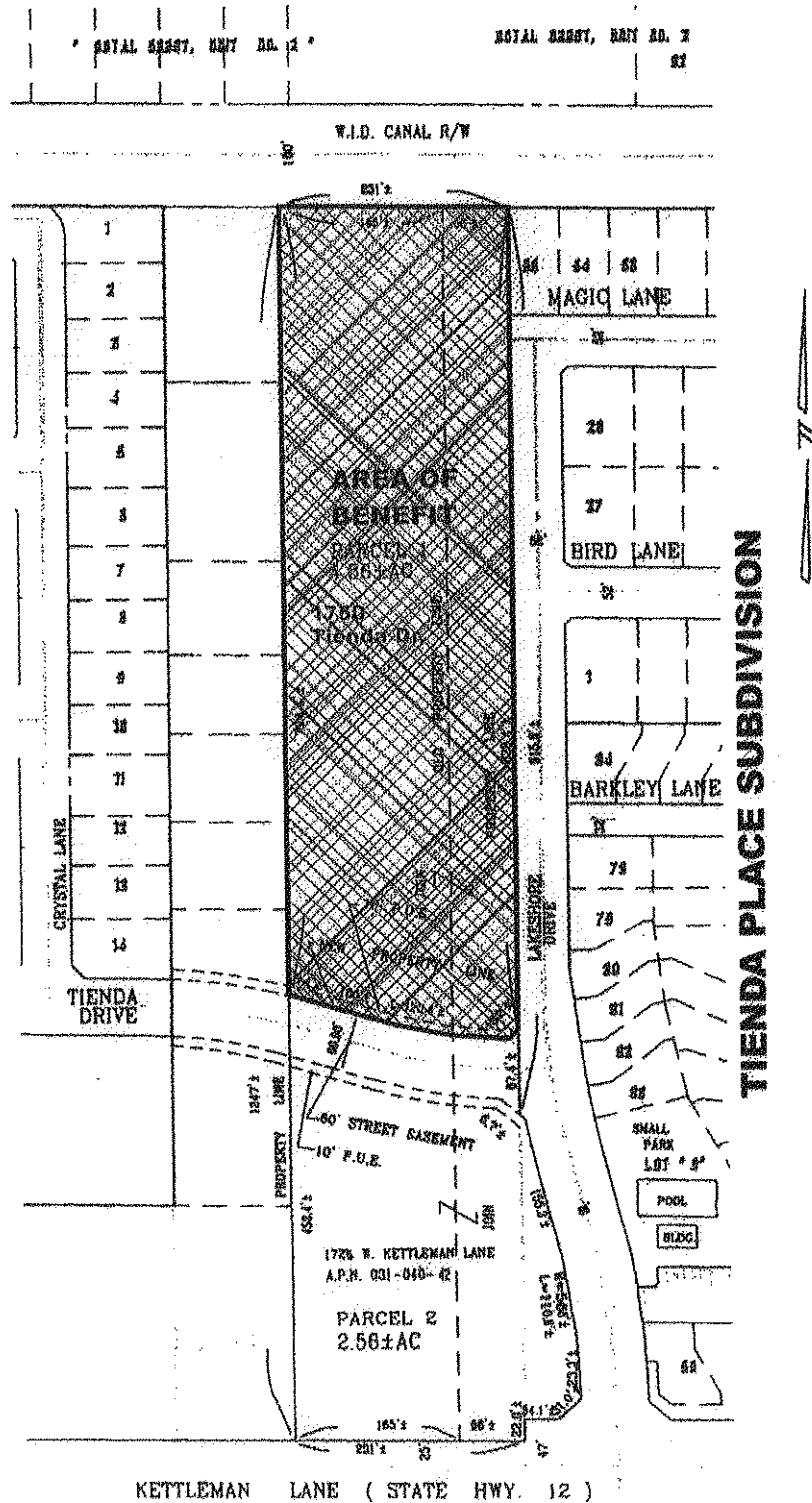


EXHIBIT B

City of Lodi
Public Works Department

Tienda Place
Reimbursement Agreement

Development: Tienda Place, Unit No. 1
Developer: Tienda Partners
Engineer: Baumbach & Piazza

Cost of Reimbursable Improvements for: Tienda Place, Unit No. 1

R. Thomas Development, Inc. Property APN 031-040-041				
Item	Description	Quantity	Unit	Price
<u>Street System⁽¹⁾</u>				
1	Roadway Excavation	820	CY	\$5.25
2	0.67' Compact Original Ground	10,291	SF	0.15
3	0.20' AC	10,291	SF	0.70
4	0.30' AB	10,291	SF	0.45
5	Vertical C&G	657.17	LF	10.00
6	Curb Return (R=20')	1	EA	1,600.00
7	Concrete Subgrade Compaction	1,643	SF	0.35
Sub total				\$26,430.05
<u>Storm Drainage System⁽²⁾</u>				
1	12" Storm Drain Lateral	40	LF	\$19.00
2	Side Inlet Catch Basin w/ Conc Apron	1	EA	\$725.00
3	18" Storm Drain	30.79	LF	\$26.00
4	24" Storm Drain	17.36	LF	\$45.00
Sub total				\$3,066.74
<u>Sewer System⁽³⁾</u>				
1	8" Sewer Pipe	145.83	LF	\$16.00
2	Partial Sewer Service	11	EA	\$310.00
Sub total				\$5,743.28
<u>Water System⁽⁴⁾</u>				
1	8" Water Pipe	378.3	LF	\$16.00
2	Partial Water Service	11	EA	\$325.00
3	8" Water Valve	1	EA	\$875.00
Sub total				\$10,502.80
Total Reimbursable Improvement Cost				\$45,742.87
10% Engineering & Administration				\$4,574.29
Engineering Plan Check Fee (1.5%)				\$686.14
Engineering Inspection Fee (2.5%)				\$1,143.57
Reimbursement Application Fee				\$500.00
Total Reimbursable Cost				\$52,646.87
Total Reimbursement for Tienda Partners:				\$52,646.87

Notes:

- (1) The reimbursement is based on one half the cost of the Tienda Drive and Lakeshore Drive street improvements fronting the benefiting parcel.
- (2) The piping reimbursement cost is prorated based on the area of contribution to the master storm drain system. The cost of the side inlet catch basin and lateral on the west side of Lakeshore Drive is fully assigned to the benefiting parcel.
- (3) The reimbursement cost is prorated based on the area of contribution to the sewer main system. The cost of the eleven partial sewer services is fully assigned to the benefiting parcel.
- (4) The reimbursement is based on the one half the cost of the water main fronting the benefiting parcel, the cost of 11 partial water services serving the benefiting parcel, and the cost of an 8-inch water main connection and 8-inch water valve for future connection the benefiting parcel.